

Smoky Hill HOA
Board of Directors Monthly Meeting
September 14, 2021
Draft

The Smoky Hill Homeowners Association Meeting was held virtually. Notice and instructions were emailed to owners, posted at the clubhouse and on the Association's website.

Board Members present: Darwin Johnson, Caryn Winkler, Kim Williams, Christopher Brown, and Joey Pacheco.

Smoky Hill HOA Agent present: Shannon Torgerson and Cori Tiffany – Cherry Creek HOA Professionals

Attendance: The sign in sheet is available upon request – 11 homeowners were in attendance.

Call to Order

Darwin called the monthly Smoky Hill Homeowners Association meeting to order at 6:30 PM.

Approval of Meeting Minutes

The August 10, 2021 meeting minutes were reviewed. Following discussion, upon a motion made by Chris, seconded by Darwin and, upon vote, unanimously carried, the minutes from the August 10, 2021 meeting were approved as presented.

Financial Report

Financial Statements for the Period Ended June 30, 2021 – Following discussion, upon a motion made by Caryn, seconded by Joey and, upon vote, unanimously carried, the Board accepted the financial statements for the period ended June 30, 2021 as presented and subject to audit.

Financial Statements for the Period Ended July 31, 2021 – Following discussion, upon a motion made by Caryn, seconded by Chris and, upon vote, unanimously carried, the Board accepted the financial statements for the period ended July 31, 2021 as presented and subject to audit.

Financial Statements for the Period Ended August 31, 2021 – Following discussion, upon a motion made by Darwin, seconded by Joey and, upon vote, unanimously carried, the Board accepted the financial statements for the period ended August 31, 2021 as presented and subject to audit.

The Board requested Management determine if the 2020 fiscal year paperwork was received, executed and submitted to the appropriate government entities.

Invoice Approval – Following discussion, upon a motion made by Caryn, seconded by Chris and, upon vote, unanimously carried, the Board approved the invoices presented totaling \$9,861.46 for the month of September 2021.

Architectural Review Committee Report

Architectural Request Submissions – The Board reviewed the Architectural Request summary and noted that most submittals have been decided upon in 7 days or less. Owners are encouraged to provide as much information as possible to ensure a timely review.

Appointment of ARC Chairperson – Joey announced he is stepping down as ARC Chairperson due to time constraints. Following discussion, upon a motion made by Caryn, seconded by Darwin and, upon vote, unanimously carried, the Board appointed Kim Williams as ARC Chairperson.

Violation Report – The Board reviewed the violation summary and requested Management concentrate efforts on bare areas in lawns, tree removal/pruning, tall weeds and trash cans that are left out.

Homeowner Forum – Questions were asked by the owners in attendance regarding the Covenant Compliance Inspection Policy and process. Additional questions were asked about large RVs parking on the streets and group homes.

Unfinished Business or Discussion Items

End of Season Movie/Late Swim Night – The event was a success and members of the Board thanked those who prepared, monitored, and cleaned up after the event.

Group Home Discussion – It was noted that no new information has been obtained from Counsel. This matter will be removed from the agenda until additional information is received. The Board reminded owners presented that the Association doesn't have the ability to disallow group homes due to protections at the State and Federal Government level.

Covenant Compliance Inspection Policy – The Board tabled further discussion on this matter until all members of the Board are in attendance.

New Business

Erin Ivaska-Lloyd's Resignation – Following discussion, upon a motion made by Darwin, seconded by Kim and, upon vote, unanimously carried, the Board acknowledged Erin's resignation from the Board. The vacancy on the Board will be on the agenda for discussion at the October Board meeting.

Fall Dumpster Rally – Shannon noted that Carl is tentatively scheduling the fall dumpster rally for Saturday, October 16, 2021. Additional details are needed to ensure the event goes smoothly with minimal wait times for those participating.

Halloween Yards of the Month – Deadline for Submission and Award Date – The Board will take photos of homes that are decorated for Halloween on October 30 and 31. The winners will be announced at the November Board Meeting.

Holiday Yards of the Month – Deadline for Submission and Award Date – This matter will be discussed further at the October Board meeting.

Executive Session

The Board entered Executive Session at 7:41 p.m. to discuss collection activities and covenant violations.

The Board exited Executive Session at 8:54 pm.

Adjournment

With no further business to discuss, upon a motion made by Joey, seconded by Kim and upon vote, unanimously carried, the meeting was adjourned at 8:55 pm.

APPROVED